



REO # _____ LOAN # _____ MORTGAGOR _____

Property Address: _____

Legal Description: _____

(include subdivision & county) _____

Occupancy: Vacant Occupied Unknown Boarded Vandalized Winterized Special Taxes? _____

Is there a Home Owner's Association?: Yes No Phone _____ If yes, Dues: Mo/Yr. _____ Assessments _____ Special Assessments _____

As-Is _____ Repaired _____

Suggested List Price: _____

Market Value: _____

*******BROKER MUST COMPLETE ATTACHED REPAIR BID FORM WITH PHOTOGRAPHS OF REPAIR ITEM AND CONDITION OF PROPERTY, ALONG WITH PHOTOGRAPHS OF COMPARABLE SALES AND LISTINGS.*******

Estimate of recommended repairs \$ _____ Contribution value, if any, of repairs \$ _____

SUBJECT PROPERTY: Suggest selling: As-Is Repaired Interior Inspected?: Yes No

Description/Style	Condition	Sq. Ft.	Total Rooms	Bdrms	Baths	Garage	Yr. Built	Pool Y/N	Spa Y/N	Original List Price	Current List Price	P/SF

Comments: _____

COMPARABLE SALES: (Should be within the past 6 months and from the same subdivision if possible.)

Address	Condition	Sq.Ft.	Total Rooms	Bdrm	Bath	Garage	Yr. Built	DOM	Fin.	Closing Date	Final List Price	Sale Price	P/SF

Comments: (Seller concessions and differences between subject and comparables affecting value. Include style.) _____ Distance from Subject _____

Comp#1:	
Comp#2:	
Comp#3:	

COMPETING LISTINGS: (Should be within the past 6 months and from the same subdivision if possible.)

Address	Condition	Sq. Ft.	Total Rooms	Bdrm	Baths	Garage	Yr. Built	DOM	Fin.	Original List Price	Current List Price	P/SF

Comments: (Seller concessions and differences between subject and comparables affecting value. Include style.) _____ Distance from Subject _____

Comp #1:	
Comp #2:	
Comp#3:	

MARKETABILITY OF SUBJECT:

Comment on market conditions and situations which will affect the sale of the property (i.e. economic conditions, employment stability, etc.): _____

Most likely type of buyer: As-Is _____ Repaired _____
(Investor, FHA, Conv., VA, First Time, Move-Up, etc.)

Indicate financing subject will not qualify for: _____

Recommended marketing strategy: _____

NEIGHBORHOOD DATA:

Area property values: Appreciating Stable Declining

Pride of Ownership: Excellent Good Fair Poor

Number of Listings in Immediate Area: _____ Price Range: High _____ Low _____ Predominant Value _____

Average Marketing Time of Comparable Listings: _____ Comparable Sales: _____

Describe any negative neighborhood features that will detract from subject (functional and economic obsolescence): _____

Comments on factors affecting market value (i.e.: parks, schools, commercial development): _____

Comments on environmental/structural issues: _____

Suggested Inspections: _____

Is there new construction nearby? Yes No Price Range: \$ _____

REO competition: Yes No Price Range: \$ _____

Is/Was the property currently/previously listed? Yes DOM _____ No If yes, list price: \$ _____ Agent _____ Phone _____

Firm Name: _____

Broker/Agent Name: _____

Address: _____

Telephone number: _____

City, State, Zip: _____

Fax number: _____

Signature: _____

Commission: _____ 6% _____

Date: _____